TOWN OF VERNON

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ZONING BOARD OF APPEALS

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APPROVED Minutes April 15, 2009 ZBA meeting

Attendees: Robert McGarity, Jim Ferguson, Bruce Skivington, and Chairman Michael Murray.

Also present: Abraham Ford, Jr., Zoning Enforcement Officer; and Jennifer Roy, Zoning Assistant.

The meeting was called to order at 6:49pm and the opening statement was read.

Robert McGarity read the agenda.

1. CHARETTE PROPERTY INVESTMENT GROUP/DAVID CHARETTE, 45 SUNSET TERRACE, seeking a variance from section 4.4.1.3 minimum required front yard setback of 30 feet, to allow a new single family home with a 29.5 foot setback in the R-27 Zoning District.

Abraham Ford, Jr. explained the appeal; upon completion of construction, when the As-Built plan was submitted for Certificate of Occupancy, it was discovered that the foundation was placed 6 inches off from the required setback.

Attorney Joanne Paul present to speak for Mr. Charette. She stated that exactly as Mr. Ford stated, the error was not discovered until the home was built, and the As-Built survey was completed. At this point they are not able to correct the error. The property owner, builder, and foundation contractor are all present if questions needed.

Brief discussion was held. No one present to speak in favor or opposition of the appeal.

Bruce Skivington made a motion to approve the appeal, due to the home already being built. The motion was seconded by Bob McGarity and unanimously approved.

2. JOHN P. KREPCIO JR., 174 WARREN AVENUE, seeking a variance from section 12.3.2, no parking within 10 feet of the property line, to allow paved parking within 10 feet of the property line, in the R-27 Zoning District.

Mr. Ford explained the appeal; Mr. Krepcio decided on his own to pave the parking area, this was not a result of any violation.

Mr. Krepcio to speak regarding his appeal. He explained he has several registered vehicles and licensed drivers in the house; it is neater, cleaner, to have the parking area paved. He would like to improve his property.

Dan Anderson of 21 Oxford Drive, Vernon present to speak in opposition, on behalf of his parents, Edward and Mary Anderson of 170 Warren Avenue. He read into record a letter from his parents, stating they were only willing to agree to 7foot variance which they were given when they built their garage. Among several issues they are not pleased with, including the number of vehicles. The letter is marked Exhibit 1, and a photo of the home/parking was presented, marked Exhibit 2.

Dorothy Blythe of 185 Warren Avenue present to speak in opposition as well. Mrs. Blythe read a letter from she & her husband, explaining their opposition. The letter was marked Exhibit 3.

Mike Murray made a motion to deny the appeal, due to lack of hardship. The motion was seconded by Bob McGarity, and unanimously denied.

3. DEREK BRANNON, 253 SOUTH STREET, seeking a variance from section 4.3.1.3, minimum required front yard of 30 feet, to allow a new porch with a 26 foot setback in the R-22 Zoning District.

Mr. Ford explained the appeal; a variance is needed, since the house is on a corner lot, a 30 foot setback is required on the side of the house as well.

Derek Brannon present to speak on his appeal, he would like to repair the porch in the front, and construct a new porch on the side to have it completely wrap around the house. He has been renovating this 1800's house for 2 years, and this would further improve the house. He needs a 4 foot variance on the side of the home.

No one present to speak in favor or opposition.

Bob McGarity made motion to approve, due to lot configuration. The motion was seconded by Bruce Skivington, and unanimously approved. Derek submitted a photo of the house with current porch. Photo is marked exhibit 1.

Next item of business, review of draft minutes for the February 18, 2009 meeting. Bob McGarity made a motion to approve the minutes, Jim Ferguson seconded the motion, and it was approved by unanimous vote.

Meeting was adjourned at 7:45pm.

Submitted by: Jennifer Roy, Zoning Assistant

Jennifer Roy